

Dr. Michael C. Threatt and Tikler Call on PHAs to Embrace AI and Technology Innovation at PHADA Commissioner Conference

Tikler assisted Dr. Threatt during his tenure as the CEO of the SHA through AI-powered Document Management and created the Executive Transition Blueprint

SANFORD, NC, UNITED STATES, June 3, 2026 /EINPresswire.com/ -- Dr. Michael C. Threatt, nationally recognized housing authority executive-turned full-time consultant and researcher, who created the “Housing Authority of the Future” model, joined Tikler Co-Founder Abdi A. Ali on stage at the Public Housing Authorities Directors Association (PHADA) Commissioner Conference. They delivered a clear and urgent message to housing leaders across the nation:

Artificial Intelligence (AI), technology, and structured systems are no longer optional; they are essential for the survival, performance, and long-term sustainability of Public Housing Authorities (PHAs).

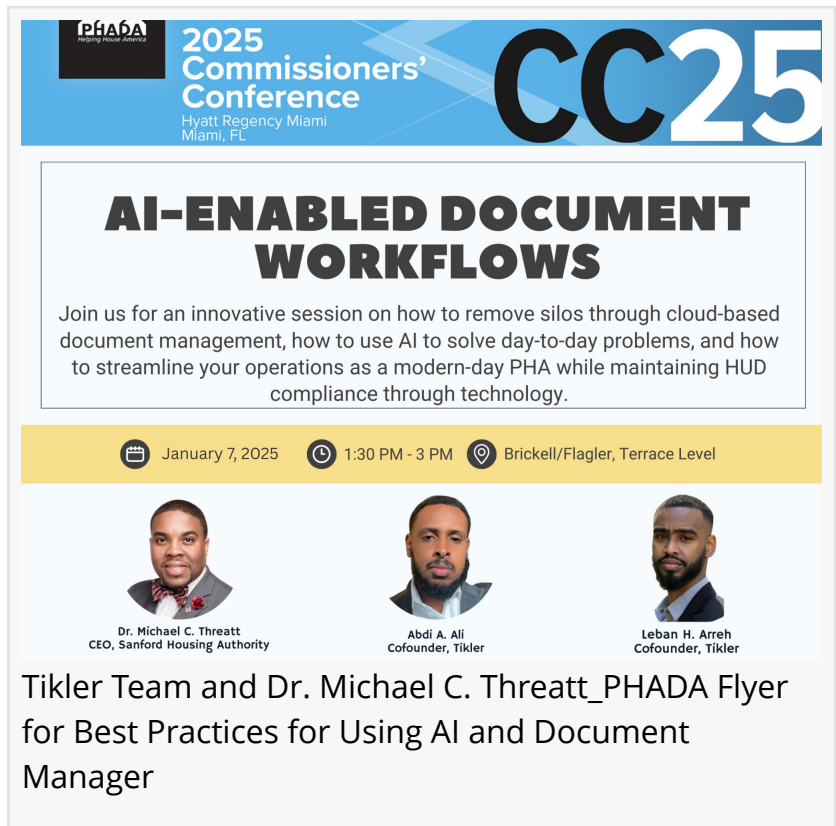
“I was truly blessed to join Tikler on the stage at the PHADA Commissioner Conference. PHAs must embrace AI and not run from it. Either PHAs continue to evolve or become extinct and get left behind,” said Dr. Michael C. Threatt, Principal & CEO of Elevate Housing Solutions, LLC.

Document Management: The Hidden Crisis in Public Housing

Dr. Threatt emphasized that one of the most critical and overlooked issues facing PHAs today is unstructured document management and information systems.

Across the PHA industry, agencies face:

- Inconsistent file organization



PHADA Helping House America

2025 Commissioners' Conference
Hyatt Regency Miami
Miami, FL

CC25

AI-ENABLED DOCUMENT WORKFLOWS

Join us for an innovative session on how to remove silos through cloud-based document management, how to use AI to solve day-to-day problems, and how to streamline your operations as a modern-day PHA while maintaining HUD compliance through technology.

 January 7, 2025  1:30 PM - 3 PM  Brickell/Flagler, Terrace Level



Dr. Michael C. Threatt
CEO, Sanford Housing Authority



Abdi A. Ali
Cofounder, Tikler



Leban H. Arreh
Cofounder, Tikler

Tikler Team and Dr. Michael C. Threatt_PHADA Flyer for Best Practices for Using AI and Document Manager

- Missing or incomplete documentation
- Lack of standardized workflows and SOPs
- Manual tracking and disconnected systems
- Fragmented digital environments with no accountability structure

These issues create significant operational risk.

“When an organization cannot locate or verify its documentation, it cannot make informed decisions, defend itself during audits, or maintain consistent performance,” said Dr. Threatt.



Tikler Team and Dr. Threatt Encourages PHAs to Start Using AI at the PHADA Commissioner Conference

Even more concerning, many organizations mistakenly believe that simply “going paperless” solves these challenges.

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*Dr. Michael C. Threatt,
Principal & CEO, Elevate
Housing Solutions, LLC*

“Digitization is not the same as structure. Without systems and workflows, documentation stays in file cabinets or in email before moving to a cloud-based system,” stated Dr. Threatt.

AI and Technology as the Turning Point

To address these systemic challenges, Dr. Threatt highlighted the role of [AI-powered](#) document management platforms like Tikler in transforming public housing operations.

Tikler enables organizations to:

- Implement SOP-driven workflows tied to daily operations
- Assign role-based accountability across departments
- Centralize documentation into a single, secure system
- Align document retention with HUD compliance requirements
- Deliver audit-ready files in minutes instead of weeks

But more importantly, AI-powered systems provide something most organizations lack:

- Structured institutional knowledge

- Real-time operational visibility
- Consistency across departments
- Scalability and sustainability

This represents a shift from reactive, audit-driven management to proactive cloud-based systems.

Succession Planning: The Missing Link in Public Housing

One of the most critical insights shared during the presentation was the connection between technology, document management, and succession planning.

Dr. Threatt emphasized that many PHAs struggle during leadership transitions not because of leadership gaps, but because: Institutional knowledge is not captured in systems.

When key staff leave, organizations often experience:

- Loss of operational knowledge
- Disrupted workflows
- Increased compliance risks
- Declines in performance

AI-powered systems directly address this challenge. He [enabled AI for applications](#).

By embedding workflows, policies, and procedures into structured platforms, organizations can:

- Preserve institutional knowledge beyond individual employees
- Create continuity during leadership transitions
- Standardize operations across changing teams
- Build long-term organizational resilience

“Succession planning is no longer just about people; it is about systems. If your organization cannot function without specific individuals, then it is not built to last,” said Dr. Threatt.

As part of this broader effort, Tikler supported the creation of a comprehensive Executive Transition Blueprint for Dr. Threatt as he concluded his tenure as CEO of the Sanford Housing Authority in April 2026. It was designed to ensure leadership continuity, protect organizational stability, and guide agencies through structured transitions.



Tikler will host a Live Webinar, Succession Planning for PHAs: If a Key Employee Left Tomorrow, What Would Break First?, on Thursday, June 18, 2026, from 2:00 p.m. – 3:00 p.m. EST. Dr. Threatt will serve as the Guest Speaker. Click here to register: <https://luma.com/07y0gfka>.

From Technology to Strategic Leadership

Dr. Threatt reinforced that technology is not simply an IT function; it is a leadership responsibility.

As an Adjunct Professor in the Master of Public Administration Program at Edward Waters University, where he teaches Information Technology in the Public Sector with a focus on AI implementation, he prepares future leaders to understand the direct connection between technology and:

- Organizational performance
- Decision-making
- Service delivery
- Public accountability

“Technology is not a support function. It is central to how modern public organizations operate,” stated Dr. Threatt.

Academic Foundation: Innovation and Adoption

Dr. Threatt’s perspective is further informed by his academic collaboration, including serving on the doctoral committee for Dr. Chika Egemba’s dissertation, “Using Input from Administrative Staff to Make Cost-Effective Decisions for Telecommuting, Technology, and Productivity during the COVID-19 Era.” She examined how collaborative technologies affect productivity at the Dothan Housing Authority, while Dr. Threatt served as the agency’s COO.

Dr. Egemba’s research, grounded in the Diffusion of Innovation Theory, reinforced a key point:

- Technology alone does not create change
- Adoption requires leadership, alignment, and organizational willingness

“Innovation is not just about tools; it is about how organizations choose to evolve. The research confirms that adoption is a leadership decision,” said Dr. Threatt.

The Housing Authority of the Future Model

Dr. Threatt’s work has culminated in the development of the “Housing Authority of the Future” model, which integrates:

- AI-powered operations
- Structured document management systems
- Data-driven decision-making
- Enhanced customer service
- Improved communication
- Scalable, technology-driven infrastructure

- Website, Apps, and Portals

This model provides a roadmap for PHAs seeking to modernize and compete in an increasingly complex housing environment.

A National Call to Action

PHAs are operating in a rapidly changing landscape defined by:

- Increased demand for housing assistance
- Limited financial resources
- Heightened regulatory oversight
- Competition with the private rental market

To remain effective, agencies must:

- Embrace AI and emerging technologies
- Modernize document management systems
- Address institutional inefficiencies
- Build systems that support continuity and growth
- Redesign operations to support partnerships and outcomes

Looking Forward

The collaboration between Dr. Threatt and Tikler represents a broader transformation in public housing from a bureaucratic institution to a technology-enabled industry.

Dr. Michael C. Threatt

Elevate Housing Solutions, LLC

+1 205-552-9491

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